

**THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:**

Memphis Title Company  
7518 Enterprise Avenue  
Germantown, Tennessee 38138  
Ph: 901-754-2080  
File No. 1201034 SD MS 102810

Name and Address of Seller (Grantor):  
Keith and David Grant Homes, LLC  
177 Crescent Drive  
Collierville, TN 38017  
Work Phone No.: 901-854-0525

Name and Address of Buyer (Grantee):  
Gary J. Peters and Sherry L. Peters, husband and wife  
13202 Old Locke Road  
Olive Branch, MS 38654

HOME WORK Phone No.: 256-710-4535  
WORK HOME Phone No.: 901-419-5203

**WARRANTY DEED**

THIS INDENTURE, made and entered into as of the 10th day of February, 2012 and between

**Keith and David Grant Homes, LLC, a Tennessee Limited Liability Co**

herein referred to as Grantor, and

**Gary J. Peters and Sherry L. Peters, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common**

hereinafter referred to as Grantee.

**WITNESSETH:** That for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of DESOTO, Mississippi:

Indexing Instructions:

**Lot 320, Phase 7, Forest Hill Community, Section 8, Township 2 South, Range 5 West, DeSoto County, Mississippi, as per plat thereof record in Plat Book 96, Page 13, in the Office of the Chancery Clerk of DeSoto County, Mississippi, to which plat reference is hereby made for a more particular description of said property.**

Being PART OF THE SAME property conveyed to the grantor herein by deed of record in Book 661, Page 411, in said Chancery Clerk's Office.

**Tax Parcel ID: 2053-08030-00320.00**

**This conveyance is made subject to any and all Subdivision Restrictions, Building Lines Easements and Restrictive Covenants of record including but not limited to those in Plat Book 96, Page 13; Easements of record at Book 586, Page 587, Plat Book 600, Page 16, Plat Book 600, Page 22, Plat Book 615, Page 183, Declaration of Covenants, Conditions and Restrictions of record at Book 326, Page 686, amended at Book 325, Page 719, Book 361, Page 678, book 378, Page 107, Book 434, Page 209, Book 462, Page 594, Book 575, Page 295, Reservation of Oil, Gas and Mineral Rights at Book 109, Page 95, Homeowners Association Dues to Forest Hill Community, all in the above referenced Chancery Clerk's Office and except for 2012 DeSoto County taxes not yet due and payable, which Grantee agrees to assume and pay.**

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, his/her heirs, successors and assigns in fee simple forever.

The Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except as set out above.

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS the signature of the Grantor (or its agent duly authorized so to do) the day and year first above

written and caused its corporate name to be signed hereto by and through its proper officers

**Keith and David Grant Homes, LLC**

By: **Mark B. Miesse**, Assistant Secretary  
Signature of Seller

STATE OF TENNESSEE  
COUNTY OF SHELBY

On this 10<sup>th</sup> day of February, 2012, before me, a Notary Public of said State and County aforesaid, personally appeared **Mark B. Miesse** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be **Assistant Secretary of Keith and David Grant Homes, LLC**, the within named bargainor, a Limited Liability Company, and that he/she as such **Assistant Secretary**, executed the foregoing instrument for the purpose therein contained, by signing the name of the Limited Liability Company by himself (or herself) as **Assistant Secretary**.

WITNESS my hand and Notarial Seal at office this 10th day of February, 2012.

*Sheila B. [Signature]*  
Notary Public



My commission expires: \_\_\_\_\_

Property Address:  
13202 Old Locke Road  
Olive Branch, MS 38654

Person Responsible for Taxes:  
**Gary J. and Sherry L. Peters**  
13202 Old Locke Road  
Olive Branch, MS 38654

Return to:  
MEMPHIS TITLE COMPANY  
7518 Enterprise Ave.  
Germantown, TN 38138  
901-754-2080